



Kentucky Transportation Cabinet
Office of Legal Services
TITLE REPORT

TC 11-18
04/2010
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COUNTY: _____ PARCEL NO.: _____

ROAD: _____ ITEM NO.: _____

STATE NO.: _____ FEDERAL NO.: _____

OWNER(S): _____

This is to certify that the undersigned, employed by the Transportation Cabinet, has examined the records of the County Clerk and has run the chain of title of the hereinabove designated parcel back for a period of not less than 35 years. The undersigned further certifies that no unreleased liens were found on any of the deeds in the chain of title, except as shown in Paragraph 4. The undersigned further certifies that all of the mortgage records and other title records, including those specifically noted in the first portion of Paragraph 4, were examined and the undersigned was unable to find indexed of record, or awaiting indexing of record, any unreleased mortgages, liens or other encumbrances against said property, except as specifically shown in Paragraph 4.

PARAGRAPH 1. The deed or deeds or other means by which title to said property was acquired by current owner or owners is as follows (source of title should relate back to one or more listed Deed(s) of Conveyance):

(Exhibit 1 attached.)

Grantor:

Grantee:

Date:

Book & Page:

PARAGRAPH 2. All transfers affecting this property within the 35 years, next last past, or the next last transfer if prior to the 35 years, next last past:

(Exhibit 2 attached.)

PARAGRAPH 3. The record description of the property which is the subject of this report is as set forth in the Deed(s) of Conveyance mentioned below if different from Paragraph 1:

(Exhibit 3 attached if different from Paragraph 1.)

Grantor:

Grantee:

Date:

Book & Page:

PARAGRAPH 4. Liens, encumbrances and objections which are to be removed or eliminated prior to, or at the time of closing (if any, same are checked and described below and attached and labeled as individual exhibits):

(a) ☐ Mortgages (Exhibit __)

Grantor:

Grantee:

Date:

Book & Page:



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(b) ☐ Vendor liens (Exhibit __)

Lien holder:

Property:

Date:

Book & Page:

(c) ☐ Mechanics liens (Exhibit __)

Lien holder:

Property:

Date:

Book & Page:

(d) ☐ Lis Pendens notices (Exhibit __)

Plaintiff:

Defendant:

Date:

Book & Page:

(e) ☐ Recorded leases (Exhibit __)

Grantor:

Grantee:

Date:

Book & Page:

(f) ☐ Easements (Exhibit __)

Grantor:

Grantee:

Date:

Book & Page:

(g) ☐ Outstanding mineral rights (Exhibit __)

Grantor:

Grantee:

Date:

Book & Page:

(h) ☐ Tax liens, city, county, state or Federal (Exhibit __)

Grantor:

Grantee:

Date:

Book & Page:

(i) ☐ Incompetents (Exhibit __)

Name:

Disability:

Legal guardian:

Birth date if infant:

(j) ☐ Options of bond for deed (Exhibit __)

Seller:

Buyer:

Date:

Book & Page:

(k) ☐ Taxes, current city, county and special assessments (Exhibit __)

(l) ☐ Delinquent taxes (Exhibit __)

(m) ☐ Rights of others in possession, if not owners of record



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(n) ☐ Any zoning regulations affecting said property

(o) ☐ Other matters not listed

EXAMINATION AND REPORT BY ROW AGENT:

_____, ROW Agent

Dated this ____ day of _____, 20____.

ATTORNEY REVIEW OF ROW AGENT REPORT BY:

_____, Attorney

Dated this ____ day of _____, 20____.

(OR) EXAMINATION AND REPORT BY ATTORNEY:

_____, Attorney

Dated this ____ day of _____, 20____.

ATTORNEY UPDATE CERTIFICATE (IF REQUIRED):

The undersigned hereby certifies as follows:

(1) That the liens, encumbrances and objections set out in Paragraph 4 have been removed or eliminated, except:

(2) That no other changes affecting title occurred during the interim other than the following:

(3) That the title has been continued down from date of foregoing report to end including ____ day of _____, 20____.

_____, Attorney



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ATTORNEY UPDATE CERTIFICATE (IF REQUIRED):

The undersigned hereby certifies as follows:

(1) That the liens, encumbrances and objections set out in Paragraph 4 and above have been removed or eliminated, except:

(2) That no other changes affecting title occurred during the interim other than the following:

(3) That the title has been continued down from date of foregoing report to end including ____ day of _____, 20____.

, Attorney

RIGHT OF WAY AGENT UPDATE ACKNOWLEDGMENT (IF REQUIRED):

The undersigned hereby certifies as follows:

(1) That the liens, encumbrances and objections set out in Paragraph 4 and above have been removed or eliminated, except:

(2) That no other changes affecting title occurred during the interim other than the following:

(3) That the title has been continued down from date of foregoing report to end including ____ day of _____, 20____.

, Right of Way Agent

FINAL RIGHT OF WAY AGENT UPDATE ACKNOWLEDGMENT (IF REQUIRED):

The undersigned hereby certifies as follows:

(1) That the liens, encumbrances and objections set out in Paragraph 4 and above have been removed or eliminated.

(2) That no other changes affecting title occurred during the interim.

(3) That the title has been continued down from date of foregoing report to end including ____ day of _____, 20____.

, Right of Way Agent